

BARD ESTATES



PROJADES
SATISFYING CUSTOMERS

1201LT BARD RD CRYSTAL
LAKE IL 60014

IN PARTNERSHIP WITH



ABOUT THE COMMUNITY

48 New construction town homes located at the intersection of Bard Road and Huntly Road in Crystal Lake, Illinois. Each home comes with 3 bedrooms, 2 full bathrooms, an attached two-car garage, and it has a dedicated off-street parking space as well as a two-car detached garage. The school is part of the Crystal Lake School District. Within walking distance of two golf courses and easy public transportation, downtown crystal lake is just a few miles away.

● FARD ESTATES

- SEMI CUSTOM
- OPEN LAYOUT
- WALKOUT

■ AMENITIES



PICKLEBALL



[2] - [3] BED



[2] BATH



[2] CAR



WALKOUT

■ GET IN TOUCH

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THE VISION:
COMMUNITY | CULTURE | LIFESTYLE | NATURE

THE OPPORTUNITY:
The opportunity to bring an integrated vision to life is represented as part of a proposed BARD ESTATES with the Maintenance free community project Located at intersection of Bard and Huntley Rd Crystal Lake IL



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MAINTANCE FREE COMMUNITY, CULTURE & LIFE

As part of the spirit of positive energy and inspiration throughout the building, the spaces will contain large windows that will provide an abundance of natural light, as well as spacious balconies and outdoor patios where residents can enjoy outdoor dining and entertaining during the warm months. The Bard Estates community offers world-class luxury along with maintenance-free living. According to the framework and standards that have been established by the village, the customer can customize those according to their own requirements. In addition to the pickleball court and gazebo, it is within walking distance of the golf course.

BARD ESTATES COMMUNITY SUMMARY

LAND AREA	5.99 ACRE
WATER	[VILLAGE]
SEWER	[VILLAGE]
OUTSIDE MAINTANCE	[HOA]
NUMBER OF UNITS	[48 TOWN HOMES]



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NEW TOWN HOMES SUBDIVISION

LOCATION CRYSTAL LAKE, IL	FLOORS 2 STORIES	BUILDING 48 HOMES	PARKING 134 SPACES
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Bard Estates is a planned development of a 48-unit modern multi-family luxury Townhome community located at the junction of Bard and Huntley Rd in Crystal Lake, IL. In addition to being located near the golf course, there are several major retailers nearby, and it is only 30 minutes drive from Downtown Chicago. There is an affluent residential neighborhood surrounding the site, which boasts a high level of household income, a high level of education and the value of homes is very high.

INVESTMENT HIGHLIGHTS

TARGETED IRR *

21 %

TARGETED IRR EQUITY MULTIPLE *

1.63 x

* The targeted IRR and Equity Multiple are projected based on the sale of the property after a 36-month project duration.

	SUBDIVISION DETAILS			HOMES	GSF	SQ/HOME	\$-%				
	48 CLASS [A] TOWNHOMES ~1300 SQ FT						48	62,400	1300	\$	UNIT
INVESTOR RETURN SUMMARY	TOTAL EQUITY	\$ 800 K	TOTAL DEBT	\$ 13.9 M	TOTAL COST	\$ 14.75 M					
	Land Purchase Price	\$ 800,000	\$ 16,667	\$ 13	5.43%						
	Construction Costs	\$ 10,795,680	\$ 224,810	\$ 145.10	73.27%						
	Interest Reserve	\$ 1,113,600	\$ 12,000	\$ 5.49	3.91%						
	Development Fee	\$ 206,388	\$ 4,498	\$ 7.23	1.47%						
	Closing, Fees & Miss Fee	\$ 1,212,000	\$ 25,250	\$ 6.25	7.21%						
	Total Project Costs	\$ 14,756,246	\$ 310,000	\$ 188.08							
	Total Hard and Soft Cost	\$ 13,933,230									
Mezz Debt	\$ -										
Equity	\$ 800,000										

	AMOUNT	UNIT	GSF	%	
PROJECT EXPENSE	LAND COST				
	Land Acquisition	\$ 800,000	\$ 16,667	\$ 13	5.42%
	Land Development Cost	\$ 1,200,000	\$ 25,000	\$ 19	8.13%
	SUBTOTAL - [Land Costs]	\$ 2,000,000	\$ 41,667	\$ 32	5.42%
	HARD COST				
	Direct Building Costs	\$ 9,360,000	\$ 180,000	\$ 150	63.43%
	Hard Cost Contingency @ 5.00%	\$ 468,000	\$ 9,750	\$ 8	3.17%
	GC Fee @ 5.00%	\$ 491,400	\$ 10,238	\$ 8	3.33%
	SUBTOTAL - [Hard Cost]	\$ 10,795,680	\$ 199,988	\$ 166	69.93%
	SOFT COST				
	Design & Pursuit Costs	\$ 144,000	\$ 3,000	\$ 2	0.98%
	Capitalized Property Tax	\$ 152,028	\$ 3,167	\$ 2	1.03%
	Marketing & Preleasing	\$ 25,338	\$ 528	\$ 0	0.17%
	Building Permit Fees	\$ 202,987	\$ 7,000	\$ 3	1.38%
	FF&E	\$ 202,704	\$ 4,223	\$ 3	1.37%
Developer Fee @ 2.0% of Total Project Cost	\$ 206,388	\$ 4,300	\$ 3	1.40%	
Operating Deficit	\$ 50,676	\$ 1,056	\$ 1	0.34%	
Soft Cost Contingency	\$ 98,412	\$ 2,050	\$ 2	0.67%	
SUBTOTAL - [Soft Cost]	\$ 1,082,534	\$ 25,323	\$ 17	7.34%	
TOTAL [HARD - SOFT - LAND] COST	\$ 13,401,934	\$ 266,978	\$ 215	82.69%	
FINANCE COST					
Construction Loan Interest Payment	\$ 1,113,600	\$ 23,200	\$ 18	7.55%	
Loan-Related Fees	\$ 126,690	\$ 2,639	\$ 2	0.86%	
Equity Placement FeeFF&E	\$ 101,352	\$ 2,112	\$ 2	0.69%	
Investor DD Cost \$ 12,669 \$ 264 \$ 0 0.09	\$ 12,669	\$ 264	\$ 0	0.09%	
SUBTOTAL - [Finance Cost]	\$ 1,354,311	\$ 28,215	\$ 22	9.18%	
TOTAL PROJECT COST	\$ 14,733,230	\$ 295,192	\$ 236	100.00%	
PROJECT INCOME	SELL PRICE				
	Home Sale	\$ 16,800,000	\$ 350,000	\$ 290	
	SUBTOTAL - [SALE PRICE]	\$ 16,800,000	\$ 350,000	\$ 290	
	CLOSING COST				
	Title Cost	\$ 432,000	\$ 9,000	\$ 7	2.57%
Realtor Cost	\$ 420,000	\$ 8,750	\$ 7	2.50%	
Attorney and Legal Cost	\$ 120,000	\$ 2,500	\$ 2	0.71%	
Misc Closing Cost	\$ 240,000	\$ 5,000	\$ 4	1.43%	
SUBTOTAL - [Closing Cost]	\$ 1,212,000	\$ 25,250	\$ 19	7.21%	
INCOME-EXPENSE	Total Sales Revenue	\$ 16,800,000	\$ 350,000	\$ 290	
	Total Project Expense	\$ 14,756,246	\$ 307,422	\$ 236	
	Total Sales Expense	\$ 1,212,000	\$ 25,250	\$ 19	
	TOTAL [INCOME - EXPENSE]	\$ 831,754	\$ 17,328	\$ 34	

DEVELOPMENT
\$ 14.7 M

36 - MONTH PROJECT

NET - SALE
\$ 15.6 M

DIVIDEND

YEAR [1.5] \$ 168,000 YEAR [2.2] \$ 168,000 YEAR [3.0] \$ 168,000

YEAR [3.0] - EQUITY RETURN TOTAL AMOUNT \$1,312,862

RETURN

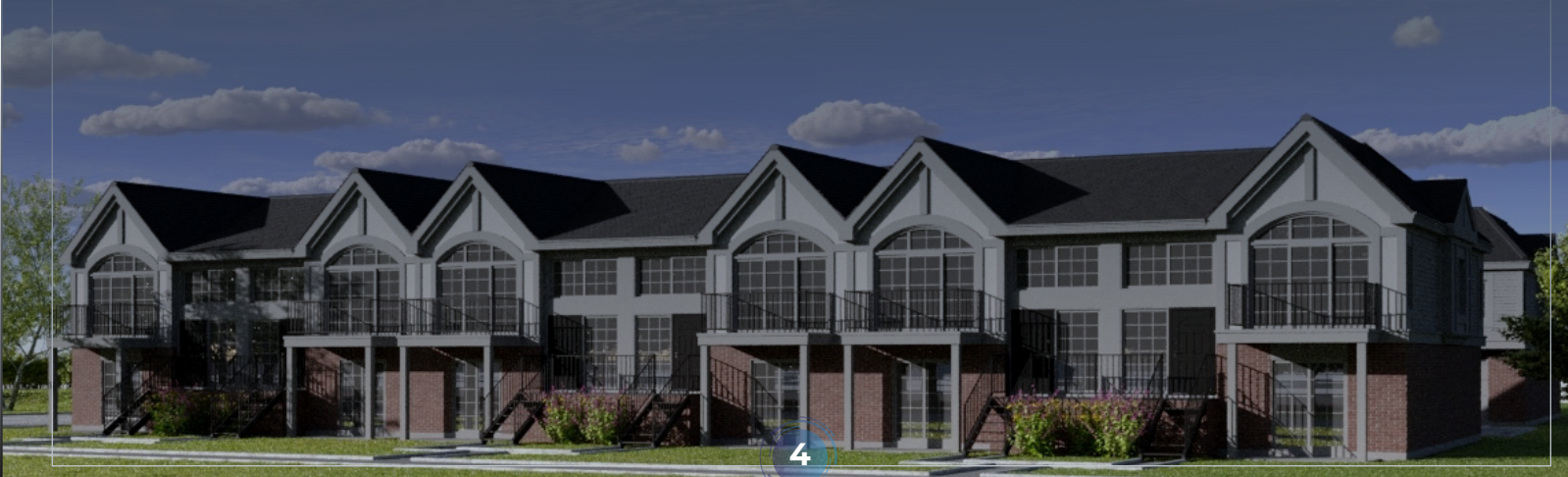
IRR **21.0 %**

MULTIPLE **1.64 x**

\$250,000 INVESTOR

RETURN ON INVESTMENT
\$410,000

IRR **21.0 %** MULTIPLE **1.64x**



Included Amenities BARD ESTATES

Exterior Features:

- Hardie Plank Or Similar Fiber Cement Siding and Brick finished, per plan
- Landscaped plans As per the Plan
- Architectural roof shingles GAF Timberline® or Similar, ice and water shield
- Sidewalk as per the Plan
- Aluminum Gutters and Downsprouts
- Aluminum Soffits and Fascia
- Garage Doors, per plan
- LiftMaster® or Similar Garage overhead door opener, transmitter and keypad
- Tyvek® House Wrap
- Fiberglass Or Similar insulated front entry door with Sidelights, per plan
- Vinyl Windows and Patio Doors with Hardware (White Color) per plan
- Asphalt Driveway

Master Bathroom:

- Large Luxury Vinyl Tile
- Vanity Set with White Sink and Mirror
- 60" White Bathtub and Fiberglass Surround
- Moen® Faucet with Hardware Set in Chrome
- Single Flush Toilet
- Exhaust Fan

Interior Features:

- 8' First Floor Ceilings
- 9' Second Floor Ceilings
- Stairs: Carpet finished steps and risers. Balusters - half wall.
- Two coats of Interior Paint - one colors to choose
- 2-panel hollow core raised panel interior doors and trim finished with gloss white paint
- Painted 3 1/4 " Baseboard and 2 1/4 " Casing around all Interior Doors
- Kwikset® or Similar interior door knobs
- Luxry Vinyl Floorings 7.1 in. width - foyer, kitchen, dining area and living room
- Standard Shaw® or Similar Plush carpeting with padding per bedrooms flooring and Stairs
- White Wire Shelving in all closets and Pantries, per plan
- Decorative white globe light fixtures in walk-in closets, per plan
- Recessed canned lights, white color, per plan
- Doorbell

Hall Bathroom:

- Large Luxury Vinyl Tile
- Vanity Set with White Sink and Mirror
- 60" White Bathtub and Fiberglass Surround
- Moen® Faucet with Hardware Set in Chrome
- Single Flush Toilet
- Exhaust Fan

Included Amenities BARD ESTATES

Kitchen:

- Gourmet kitchen - solid Birch Wood Cabinets (30" wall + molding) with Hardware
- Espresso/White/Grey color for kitchens cabinets, Shaker Style
- Level | Granite with 4" Backsplash and Eased Edge
- Stellar Stainless Steel Double equal Bow! Sink
- Delta® Or Similar pullout sprayer faucet in Stainless

Appliances:

- 30" Stainless Steel Range
- 30" Stainless Steel Hood fan with Microwave
- 24" Stainless Steel Multi-Cycle Dishwasher
- Badger® Garbage Disposal

Utilities:

- 200 amp Electrical Service, per plan
- Smoke Detectors Wired to Electrical System with Battery Back-up
- American Standard Or Similar High Efficiency HVAC system, per plan
- Central returns on first and second floors
- Programmable digital Thermostat
- High efficiency 40-gallon water heater
- Municipal Water and Sewer
- Station Hook-up

Custom Features To Consider:

- Custom Features To Consider:
- Fireplace - Electric VentLess
- Flooring with options available to customize your home
- Alternate finish for Stairs
- Ceramic/Porceline tile in the bathrooms or kitchen's backsplash
- Tray Ceiling or Crown Moldings
- Whirlpool Tub
- Maple Wood Cabinets (42" wall + molding)
- Refrigerator with/without Waterline for Icemaker Fridge
- Engineered Hardwood Floorings

Developer has right to change features without notice with similar features.

It's Your Home You Tell Us!



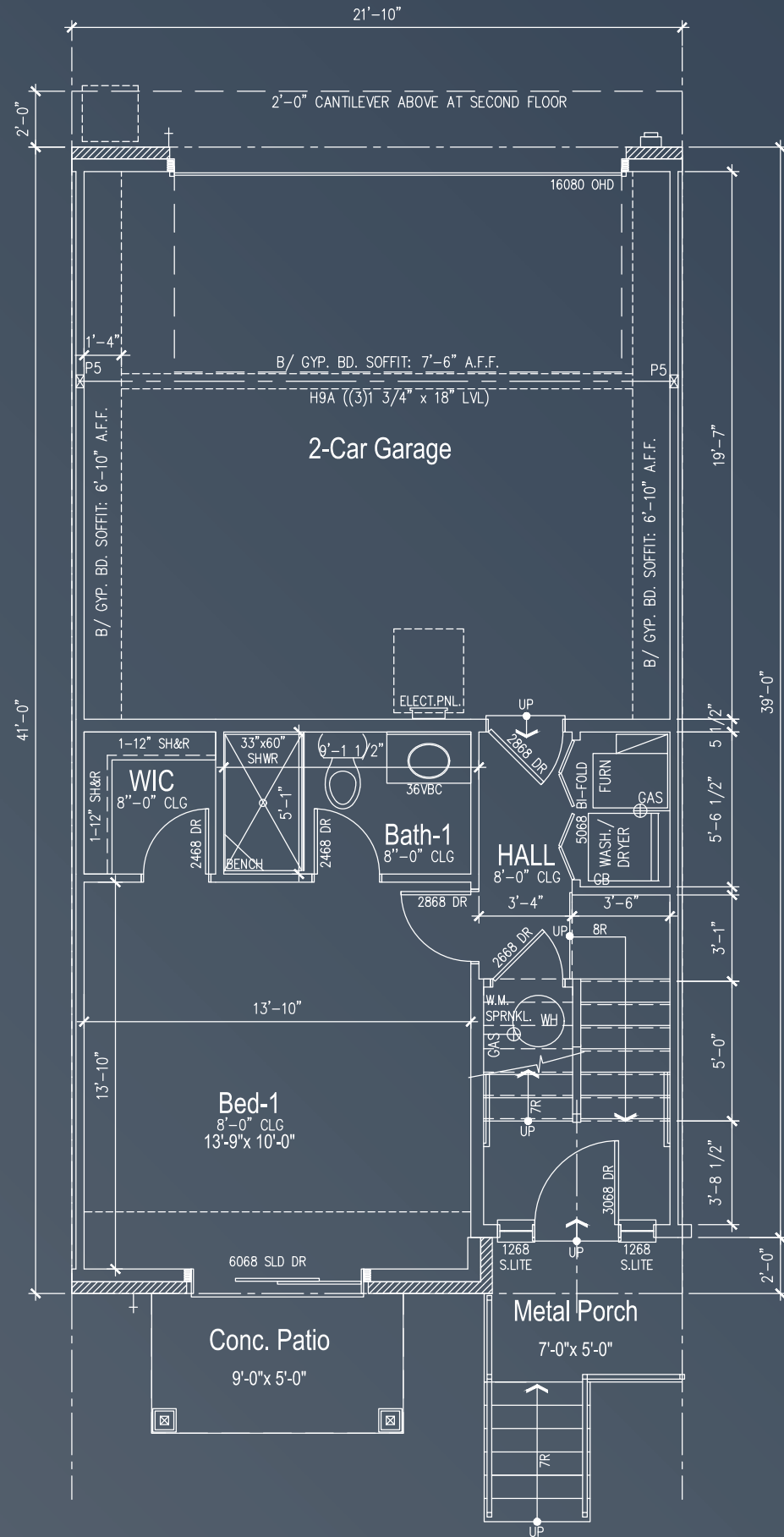




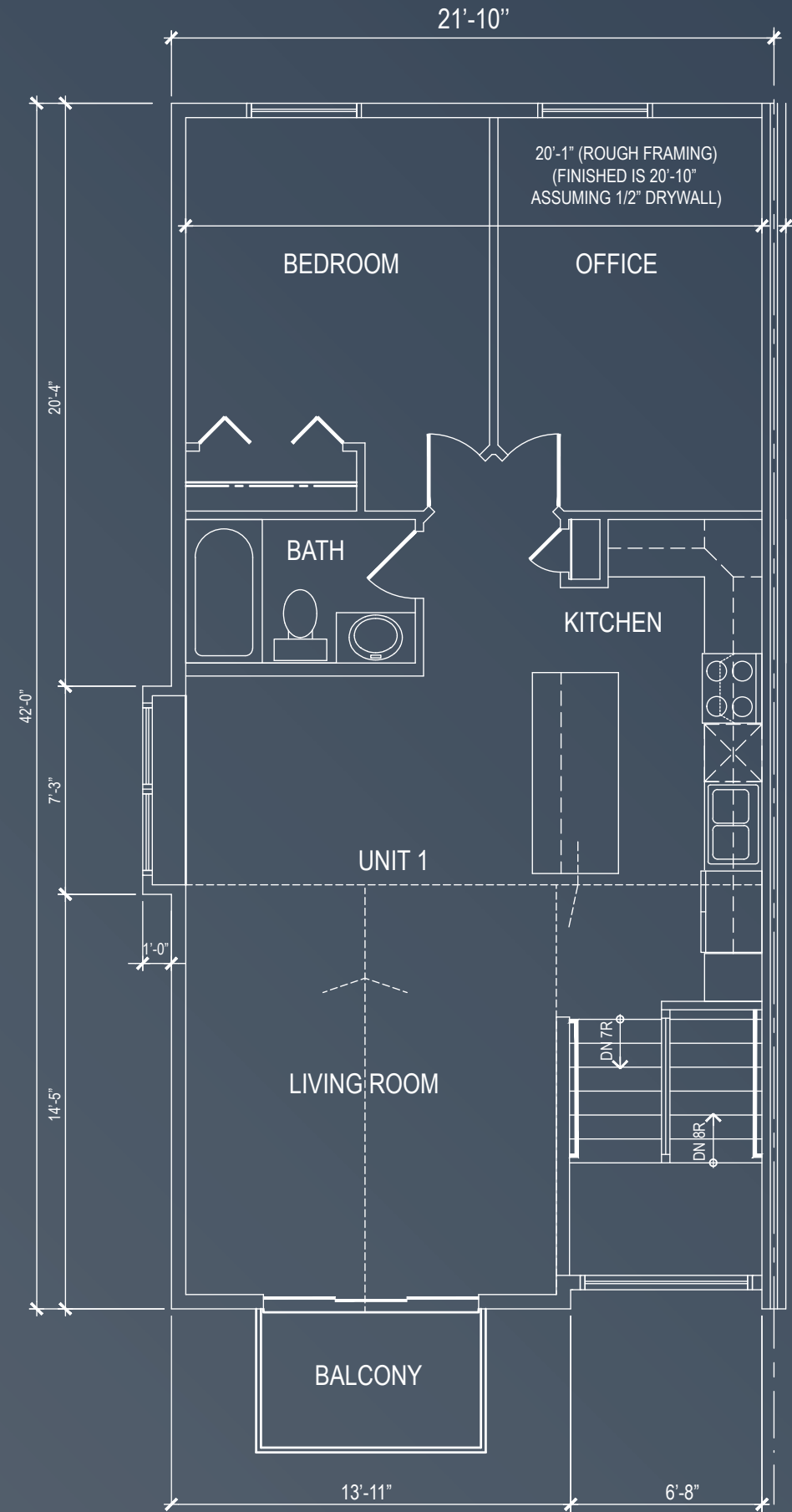




SITE PLAN WITH THE DIMENSION



SITE PLAN WITH THE DIMENSION



FEATURES & AMENITIES



SEMI CUSTOM

Bard Estates, A semi-custom townhome subdivision located in Bard and Huntly Rd offers its clients a choice of bedroom layouts and kitchen designs for their semi-custom townhome. With new construction, new customers have the option of taking advantage of the latest technological advancements in order to improve the comfort and adaptability of their homes.



MAINTANCE FREE

A community offers worry-free maintenance by taking care of the lawn, snow removal maintenance for its residents.

LOCAL COMMUNITY



COMMUNITY

A new custom homes development will contribute to the growth and development of the community in the future. There is a positive tax impact on schools, First Responders, and other government agencies. As a result of the new subdivision, the community will see progress.

The National Association of Home Builders (NAHB) has provided us with some guidance to assist us in determining the expected growth pattern that should be considered based on the estimated number of children per household as part of our initial research:



*" Multifamily units with one bedroom or fewer have the least number of children compared with multifamily units that have more bedrooms: There are **7.7 children** per 100 one-bedroom multifamily units, and 71.6 children per 100 three or more bedroom multifamily units. "*

BENEFITS

✓ SEMI CUSTOM

✓ TAX BENEFITS

✓ MAINTENANCE FREE

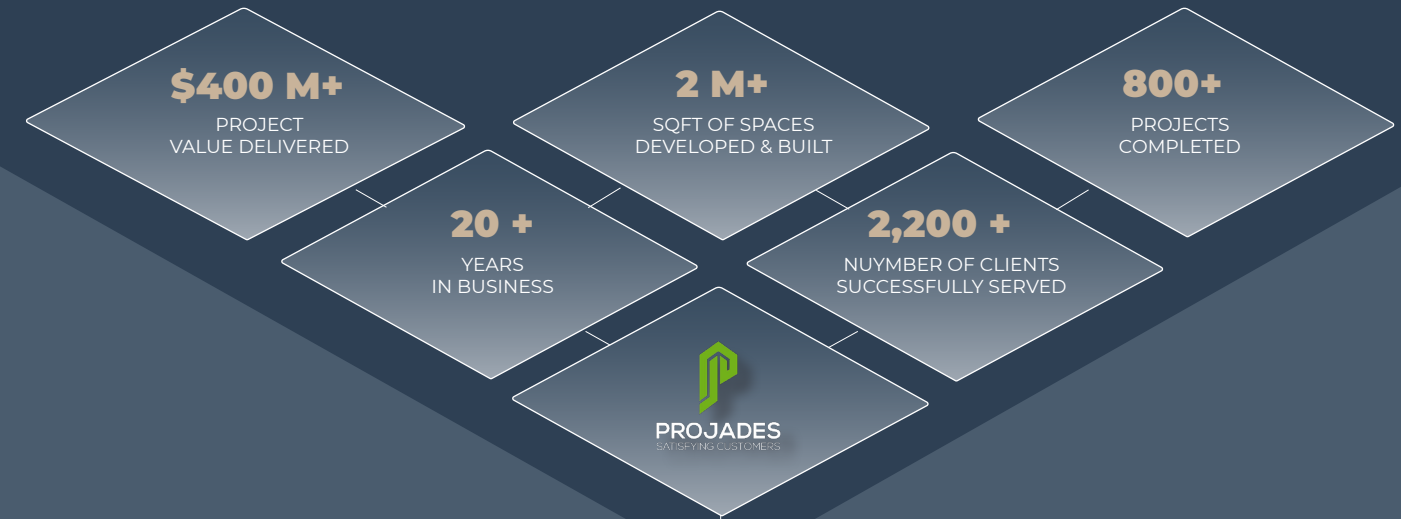
✓ PROGRESS

DESIGNED WITH THE CUSTOMER IN MIND

A great deal of pride is taken by our company when it comes to building homes that fit our customers' lifestyles and meet their requirements in accordance with their preferences. The marketplace of today has resulted in people choosing to live in houses that are both functional and those that are able to fit their lifestyles and requirements as a result of the current market. Our customers may include empty nesters, those who have downsized from their current homes, or those who are moving from apartment dwellings/large homes to maintenance free homes. It is possible for customers to customize and build homes that suit their lifestyles and preferences, according to their specifications and needs. A number of prestigious town homes are located in the BARD ESTATES neighborhood, which is one of the company's visions for the community.



PROJADES



RESIDENTIAL DEVELOPMENT

Our foundational roots started as a software development firm in early 2002, where we created an intelligent data-driven software application leveraging a vast number of data sources in early 2009 to pin point high value residential sites for investment, which accelerated the site selection and acquisition process. In addition, the software application further enabled systematic market, vendor & pricing analysis to quickly evaluate the appropriate investment strategy & approach. These collective capabilities provided our team the quick decision-making advatage based on data, which positioned us to build, own and manage 800+ properties and manage 2,200+ external properties.

Our company has been blessed with a continuum of a workforce of leaders with instinctual foresight, creative imagination and relentless courage to change the course of direction at key points along the way so that the company could remain competitive and continue to grow in new verticals, including real estate. These accomplishments do not happen in silo - rather it takes a team of trusted and like-minded individuals, which we cherish and support everyday.





BARDS ESTATES LOCATION MAP :

OWNERSHIP + DEVELOPMENT + CONSTRUCTION + MANAGEMENT

CORPORATE

PROJADES OFFICE
 33 W HIGGINS RD
 STE 720
 SOUTH BARRINGTON IL
BUSINESS SINCE 2003

B COMMERCIAL

- **3 Million** square feet built
- **800+** Commercial projects completed
- **200+** Commercial Brands served

C RESIDENTIAL

- **40** Condominiuims
- **30** Town Houses
- **180** Single Family Houses
- ACTIVE - 8 COMMUNITIES*



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